

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
छत्रपती शिवाजी आंतरराष्ट्रीय विमानतळ अधिसूचित क्षेत्राच्या  
विकास नियंत्रण नियमावलीच्या विनियम ३३ मधील मंजूर  
फेरबदलाबाबत कलम ३७(१अंअ) (सी)खालील अधिसूचना

महाराष्ट्र शासन  
नगर विकास विभाग

क्रमांक :- टिपीबी ४३१३/१२६७/प्र.क्र. १८३/२०१३/नवि-११  
मंत्रालय, मुंबई : ४०० ०२१,  
दिनांक - ६ मे २०१५.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

  
(संजय बाणाईत )

अवर सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण
- (२) आयुक्त, बृहन्मुंबई महानगरपालिका.
- (३) मुख्य कार्यकारी अधिकारी, मुंबई आंतरराष्ट्रीय विमानतळ मर्यादित कंपनी.
- (४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (५) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (६) उप संचालक, नगर रचना, बृहन्मुंबई.
- (७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.  
( त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग ( त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी. )
- (९) निवड नस्ती (नवि-११)

**Maharashtra Regional and Town  
Planning Act, 1966.**

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**Sanctioned modification under  
section 37(1AA)( c) to the Regulation  
33 of sanctioned Development Control  
Regulation for a part of Chhatrapati  
Shivaji International Airport Notified  
Area.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400032.  
Date :- 6<sup>th</sup> May, 2015.**

**NOTIFICATION**

**No.TPB 4313/1267/CR-183/2013/UD-11.**

Whereas, the Government in Urban Development Department, vide Notification No.TPB 4308/3709/CR-347/08/UD-11, dated the 14<sup>th</sup> May 2009, under section 40(1)(c) of the Maharashtra Regional and Town Planning Act,1966 (Mah. XXXVII of 1966) ( hereinafter referred to as "the said Act") has appointed the Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym "MMRDA") established under the Mumbai Metropolitan Region Development Authority Act,1974 (Mah. IV of 1975) to be the Special Planning Authority for the Chhatrapati Shivaji International Airport (CSIA) Notified Area bounded by the Airport Boundry;

And whereas, the Government in the Urban Development, vide Notification No. CMS/TPB-4312/1/CR-47/2012/I/UD-11, dated the 17<sup>th</sup> May 2013, has sanctioned Interim Development Plan for a part of Chhatrapati Shivaji International Airport Notified Area(hereinafter referred to as "CSIANA") alongwith Development Control Regulations, excluding, the substantial modifications, specified as **EP-1, EP-2** in **SCHEDULE-A**, appended thereto, and has subsequently sanctioned the said modifications of substantial nature vide Notification of even no. dated 3<sup>rd</sup> March 2014;

And whereas, the Regulation 32 of the Development Control Regulations for CSIANA (hereinafter referred to as "the said Regulations")provides for a Global F.S.I. of 1.00 and as per Regulation 35, maximum F.S.I .of 4.0 is permissible on individual plot, but, in respect of Buildings of Starred Category Residential Hotels and Convention Centre, further F.S.I. of 1.00 is permissible, over and above the maximum allowable F.S.I. of 4.0, on individual plot, as per Regulation 33 of the said Regulations;

And whereas, the Mumbai International Airport Pvt. Ltd. had requested the State Government to allow further F.S.I. of 1.00, over and above the maximum allowable F.S.I. of 4.00 on individual plot for the buildings of commercial use, within the limit of the Global F.S.I. of 1.00 for CSIANA;

And whereas, the Govt., in view of the aforesaid request, is satisfied that in the public interest of facilitating development of the said International Airport, it is desirable to permit further Floor Space Index of 1.00, over and above the maximum allowable F.S.I. of 4.00 on individual plot for buildings of commercial use, and for this purpose, it is necessary to urgently carry out suitable modification to the existing Regulation 33;

And whereas, the Govt., in exercise of the powers conferred under sub-section (1AA) of Section 37, issued the Notice of even no. dated 9<sup>th</sup> September 2014 for inviting suggestions/objections from the general public with regard to the modification proposed in the Schedule appended to the said Notice(hereinafter referred to as "the proposed modification") and appointed Deputy Director of Town Planning, Brihanmumbai as the Officer (hereinafter referred to as "the said Officer") to submit a report on the suggestions/objections received in respect of the proposed modification to the Govt. after giving hearing to the concerned persons and the MMRDA;

And whereas, the said notice was published in the Maharashtra Government Gazette (Extra Ordinary Part-I, Konkan Division Supplementary ) (hereinafter referred to as " the Official Gazette") dt. 9<sup>th</sup> September 2014 and the said Officer has submitted his report after completing legal procedure vide letter No.1327 dt. 05.12.2014;

And whereas, after considering the report of the said Officer, the suggestions /objections received from the general public and the say of the MMRDA and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned, with some changes;

Now therefore, in exercise of the powers conferred upon it under Section 37(1AA)(c) of the said Act, the Government hereby:-

- A) Sanctions the proposed modification to Regulation 33 of the said Regulations with certain changes as described more specifically in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.
- C) Directs the MMRDA that, in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

**By order and in the name of Governor of Maharashtra,**

  
(Sanjay Banait)

**Under Secretary to Government.**

## SCHEDULE

( Accompaniment to Notification No. No.TPB 4313/1267/CR-183/2013/UD-11,  
dated 6<sup>th</sup> May, 2015)

The following provision is proposed to be added in Regulation 33 :-

### Buildings of Commercial Use :-

Notwithstanding anything contained in this regulation, for buildings of commercial use, the Metropolitan Commissioner may allow the utilization of floor space index to be increased by 1.00, over and above the maximum allowable FSI of 4.00 on any individual plot in the Notified Area of CSIA subject to the overall FSI sanctioned for the project area, where such use is otherwise permissible under these Regulations, subject to Regulation 32 with height restrictions imposed by the Civil Aviation Authorities and on payment of premium to the extent of 100% of the land rates of Annual Statement of Rates (ASR) of the year in which such FSI is permitted (out of which 50% shall be payable to the State Government).



(Sanjay Banait)

Under Secretary to Government.